



CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street, Blackfoot
August 10, 2021

Meeting called to order:

The work meeting of the Planning and Zoning Commission of the City of Blackfoot was called to order at 7:00 PM on August 10th, 2021, at The City of Blackfoot council chambers by Commissioner JoAnne Thomas, acting as Chairperson. This meeting was also made available to the public by way of the Zoom application.

Pledge of Allegiance:

Commissioner Roll Call:

Those present: Commissioners JoAnne Thomas and Merv Dolan. Commissioners Marilyn Jefferis, Deborah Barlow, and Co-Chairman Dine Smith were absent. Chairman Ron Ramirez did participate through the Zoom application.

City of Blackfoot staff present:

Donna Parkinson, Planning & Zoning Clerk and Kurt Hibbert, Planning & Zoning Administrator.

Report on Conflicts of Interest/Ex parte of Communication:

None were brought forward.

Approval of the July 27th meeting minutes:

It was decided due to the absence of the majority of commissioners, that approval of the minutes would be postponed until the next meeting.

Motion to reschedule minutes approval/consent agenda:

Chairman Ramirez offered a motion to reschedule the July 27, 2021, meeting minutes approval and the consent agenda vote to the August 24th Planning & Zoning meeting. Commissioner Dolan seconded and the motion passed.

Public Comment/Information

Administrator Hibbert went over some informational items regarding the survey data for the comprehensive plan. Mr. Thompson, that was going to attend, and assist had a scheduling conflict. Mr. Hibbert asked the commission if they wanted to work on it later tonight or at another meeting. Mr. Hibbert also mentioned that regarding the comprehensive plan, the county was holding a public hearing on August the 11th and asked commission members to review the information given to them in their packets. Mr. Hibbert suggested that agenda item 8 (c), discussion on LDR-1 or R-1 (Accessory Dwelling Units) be covered in tonight's meeting. All other agenda items were deferred to a date yet to be determined.

Agenda item 8 (c), discussion on LDR-1 or R-1 (Accessory Dwelling Units):

At this time, acting Chairperson Thomas opened up the meeting to the public.

Kylie Best, Blackfoot, Idaho, explained to the group an accessory building that currently is located on their property. Ms. Best went on to say that they would like to develop the building into a resident dwelling that may possibly be rented out. She did say that they were going to pursue applying for the correct zoning and brought forth that question to the commission. Administrator Hibbert said that an LDR-2 was the only zone classification that would allow for an accessory dwelling and by only the Bests requesting this particular change, would be suspect of spot zoning. Mr. Hibbert explained other options that could be implemented and said that was the basis for this conversation. Acting Chairperson Thomas then closed the meeting to the public and gave the time to the commission for discussion.

Chairman Ramirez brought up the idea of amending the code to allow for accessory dwellings in an LDR-1 zone. Commissioner Dolan thought that the commission members who were absent needed to be present to discuss any ideas on this. Administrator Hibbert added that this path would need to be presented by way of public hearing to come to any kind of an agreeable solution. Mr. Ramirez thought that this item could be scheduled for the September 28th public meeting. Administrator Hibbert, with the help of Chairman Ramirez would write up the amendment to that portion of the code and would be presented to the public. There was no formal motion made on this, but a second was given by Commissioner Dolan to put it to a vote. The vote to move this amendment forward for the public to view and discuss passed.

The group then moved to the type of questions involved in the comprehensive plan survey being prepared by Thompson's firm. Administrator Hibbert talked about some of the things that commission members should be seeking out to ask members of the community. Mr. Hibbert gave several examples of questions that would be ideal for getting some solid data about resident's thoughts. It was decided that commission members make a list of issues, both negative and positive and compile them, leaving the question formulation to Mr. Thompson's associates. It was decided that at the September 14th work meeting, the lists of items would be ready to submit. Chairman Ramirez suggested that the group bring their list to the August 24th meeting to allow time to compile and organize the ideas for the questionnaire by the September work meeting. From that point, Chairman Ramirez made the motion to have the commission members complete the list of areas to formulate questions for the survey by the August 24th meeting, and to invite the public for their input on the September 14th work meeting. It was seconded by Commissioner Dolan, and the vote passed.

Administrator Hibbert then took a minute to review implementation policies from the Smart Growth manual. He thanked the commissioners for their efforts on this. Mr. Ramirez thought that some of the items in the Smart Growth manual could also spur ideas for the survey.

Adjournment:

A motion to adjourn was made by Chairman Ramirez and seconded by Commissioner Dolan. The meeting was adjourned at 7:53 PM.

Donna Parkinson
City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson